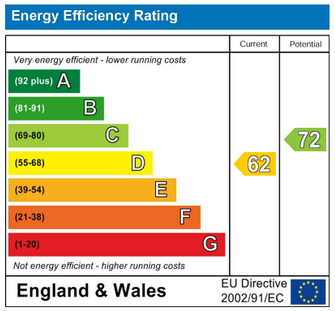
DIRECTIONS

SAT NAV: PE33 0SN



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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TWO BEDROOM DETACHED BUNGALOW IN QUIET AND PEACEFUL LOCATION. WOULD BENEFIT FROM MODERNISATION. EXTENSION POTENTIAL.

King's Lynn **£240,000 Freehold**

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The Property Ombudsman

ENTRANCE PORCH 8'06 x 3'09 (2.59m x 1.14m)
Fitted carpet, plumbing for washing machine, triple aspect windows, door to kitchen.

KITCHEN 10'07 x 8'01 (3.23m x 2.46m)
Range of wooden wall-mounted base and drawer units. Stainless steel sink with drainer, double radiator, space for oven. Laminate flooring, window to side aspect.

LOUNGE / DINING ROOM 23'04 x 11'10 (7.11m x 3.61m)
Fitted carpet, dual windows to front aspect, four double radiators,.

CONSERVATORY
Triple aspect views to rear garden, French doors and single door to rear garden, two double radiators, electric sockets

HALLWAY
Fitted carpet, two storage cupboards (one airing), door to side, doors to W.C, shower room and bedrooms.

W.C.
Fitted carpet, extractor fan, W.C.

SHOWER ROOM
Corner walk-in shower enclosure, obscured window to side aspect, hand wash basin, double radiator and vinyl flooring.

BEDROOM ONE 11'11 x 11'07 (3.63m x 3.53m)
Fitted carpet, fitted wardrobes, double radiator, sliding patio door to sunroom.

BEDROOM TWO 11'11 x 11'03 (3.63m x 3.43m)
Fitted carpet, double radiator, sliding patio door to sun room.

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Nestled in the tranquil and picturesque setting of Willow Place in Tottenhill, this charming detached bungalow presents a wonderful opportunity for those seeking a peaceful rural lifestyle with great refurbishment potential. With two well-proportioned bedrooms and a comfortable reception room, the property offers a cosy yet spacious living environment. The bungalow features a delightful conservatory, perfect for enjoying the surrounding views and natural light throughout the year. The larger than average garden provides ample outdoor space, ideal for gardening enthusiasts or for those who simply wish to enjoy the fresh air in a serene setting. This property holds significant potential for modernisation, allowing you to tailor it to your personal taste and requirements. Notably, planning permission has previously been approved for the replacement and enlargement of the side porch, along with internal alterations, as referenced in application 23/01901/F on the Borough Council King's Lynn website where full plans are available. This approval remains valid, offering an exciting opportunity to enhance the living space further. If you are looking for a peaceful retreat with the potential for expansion and personalisation, this bungalow in Tottenhill is a must-see. Embrace the charm of rural living while enjoying the convenience of nearby amenities in King's Lynn. This property is not just a home; it is a canvas awaiting your vision.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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